

Contractor's Corner

Spring 2008

Vol. 6 No. 2

MESSAGE FROM THE NEW CHIEF

Wood County Building Inspection will be revising their operating hours from May 5, 2008 through September 26, 2008. The inspectors will be available at 7:30 a.m. in the office to receive phone calls for scheduling arrival times on the job site for that business day. Their day will conclude at 3:30 p.m. The office hours for permit applications and plan submittals will remain the same from 8:30 a.m. through 4:30 p.m. Monday through Friday. However, residents, business owners, and contractors performing building projects will be able to call for inspections or general information starting at 7:30 a.m. We are offering these hours for the summer months with the intent of providing residents and contractors the flexibility to start and complete their projects during a hopefully busy time of the year. This will also provide the department an opportunity to expand our daily hours, if necessary, depending on the construction activity this season. The Building Inspectors now have voice mail. This will provide contractors with the opportunity to leave a message directly with that inspector. Just a word of caution, do not request an inspection through their voice mail. The inspection will not be scheduled. You need to contact the front office between 7:30 a.m. and 4:30 p.m. for scheduling of all inspections.

CHANGES: EFFECTIVE MAY 5, 2008

Permits/Plan Review

Building plans submitted for approval and permits are required to have the following items as listed: Zoning, septic/sewer, flood plain permit if required, site plan, foundation plan, floor plan, detailed cross section, elevations of structure, roof framing plan, provide engineering on all trusses used for floors and roof systems, submit design specification for all engineered beams, provide energy code information and complete the mechanical description form or provide drawings for all systems. Note: Electrical systems will still need load calculations, per NEC 2005. Permits will be issued for all exterior decks as required by the Ohio Residential Code. If you enter or exit from a dwelling and transverse on that deck area, it will require a permit. Attached or detached is not applicable. Footings are required for post supports. A minimum 3 foot below grade and all floor systems need to meet a total loading of 50lbs. psf. Decks not adjoining a dwelling will not require a building permit. Bath exhaust fans need to terminate directly to the exterior. This means they cannot just dump into a soffit/overhang or extend up to a roof vent. Independent termination is required to the point of exhaust for the fan. Required opening sizes for emergency escape windows from sleeping areas will be determined under normal operation of the units only. The tilt-in sashes of double hung units will not be considered as normal operation.

Electrical

The good news is that the NEC 2008 has been put on hold for residential only. This code will return later this year or January 2009, we will keep you posted. Temporary services will require a permit and inspection before a service release. The fee for T poles is \$40.00 plus BBS fee. Property owners, builders, or electrical contractors can apply for these permits. Property addresses will be required to be posted on the T poles. Engineered drawings are required for all commercial work and service upgrades that exceed 400 amp single phase.

Wood County Building Inspection

One Courthouse Square
Bowling Green, OH 43402

Mailing Label

Heating

The primary change will be; all rough heating inspections will be completed with the rough framing inspection, except if there is no building permit, then a rough heating inspection can be scheduled at any time. **Note: This only applies to residential projects.** We've discussed bath fans, now what about dryer venting! Dryer vent pipe is required to be 4" metal with a maximum distance of 25 feet and each 45 degree bend will reduce the length by 2 ½ feet. Booster fans are permitted in accordance with the manufacturer of the equipment for extended lengths of vents. Penetrations are not permitted in the duct system for dryer venting. Approved duct tape with the listing UL181 is now required to seal all joints/connections of duct work. This applies to all residential duct work. Pressure test of building service piping will be completed by an approved testing agency or by the Building Department. We will accept testing verifications by the gas providers only. One last item for commercial hoods; OMC section 507.2.1.1 requires exhaust fans to be interlocked with the appliances/equipment under the hood. When the cooking equipment is turned on for use, the exhaust fan will also be energized. Engineered drawings are required for all commercial projects.

Plumbing

Engineered drawings are required for all commercial projects. Inspectors will be checking for water temperatures for all public facilities and ASSE 1070 valves as required by the OPC. We have had a few problems with access to whirlpool tub motors. Depending on size and location, code requires a 12x12 or 18x18 access opening. Second story homes are the worst offenders. Backflow protection is required for commercial dispensing machines, coffee makers, carbonated or noncarbonated soda machines, ice makers, etc. OPC 608.16.10.

As a reminder, **approved plans** are required to be on the job site for your inspection and your address for the project needs to be posted on the street side of the building. Partial approval for foundation only can be provided as a walk through service the same day as the permit application upon request. Inspections will not be scheduled until a permit is issued from the inspection department.

I look forward to working with and meeting everyone. Please call me if you have any problems in the field with inspections or procedures. We are working on accepting credit cards for payment, but that is going to take a little longer than I anticipated, possibly by September or October of this year. Watch your mail for more changes to be announced.

The general phone number for the department is 419-354-9190.

We are located on the third floor, One Courthouse Square, Bowling Green, Ohio 43402.

Website: <http://wcbinspect.co.wood.oh.us>

This office operates under the Wood County Board of Commissioners.



Michael J. Rudey
Chief Building Official